113.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	645,900 / 645,900
					USE VALUE:	645,900 / 645,900
					ASSESSED:	645,900 / 645,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
178		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURRAY JAMES F & JEAN M
Owner 2:	
Owner 3:	
Street 1:	178 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,700 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Vinyl Exterior and 2197 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4700.000	253,200		392,700	645,900
Total Card	0.108	253,200		392,700	645,900
Total Parcel	0.108	253,200		392,700	645,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 294.05 | /Parcel: 294.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 72584

GIS Ref

GIS Ref

Insp Date 09/06/18

!8813!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,200	0	4,700.	392,700	645,900	645,900	Year End Roll	12/18/2019
2019	101	FV	209,800	0	4,700.	398,300	608,100	608,100	Year End Roll	1/3/2019
2018	101	FV	208,800	0	4,700.	297,300	506,100	506,100	Year End Roll	12/20/2017
2017	101	FV	208,800	0	4,700.	269,300	478,100	478,100	Year End Roll	1/3/2017
2016	101	FV	208,800	0	4,700.	258,100	466,900	466,900	Year End	1/4/2016
2015	101	FV	196,000	0	4,700.	218,800	414,800	414,800	Year End Roll	12/11/2014
2014	101	FV	196,000	0	4,700.	207,600	403,600	403,600	Year End Roll	12/16/2013
2013	101	FV	196,000	0	4,700.	197,500	393,500	393,500		12/13/2012

PRINT

Date	Time
12/10/20	23:21:24

LAST REV

Date	Time
09/27/18	15:17:05
mmcmakin	
8813	

USER DEFINED

Prior Id # 1:	72584
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACARTHY WALTER	1194-49		9/22/1998		223,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2015	1334	Re-Roof	9,560		9/15/2015			Strip and re-roof.
8/26/2003	722	Redo Bat	3,800					

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	MEAS&NOTICE	BS	Barbara S
11/4/2015	Permit Insp	PC	PHIL C
3/31/2009	Measured	372	PATRIOT
4/11/2000	Inspected	264	PATRIOT
2/8/2000	Measured	263	PATRIOT
8/5/1998		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4700		Sq. Ft.	Site		0	70.	1.19	5									392,701						392,700	

Total AC/HA: 0.10790 | Total SF/SM: 4700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,701 | Spl Credit | Total: 392,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30789471
Const Adj.:	0.98990101
Adj $ / SQ:	135.942
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366927
Depreciation:	113747
Depreciated Total:	253180

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

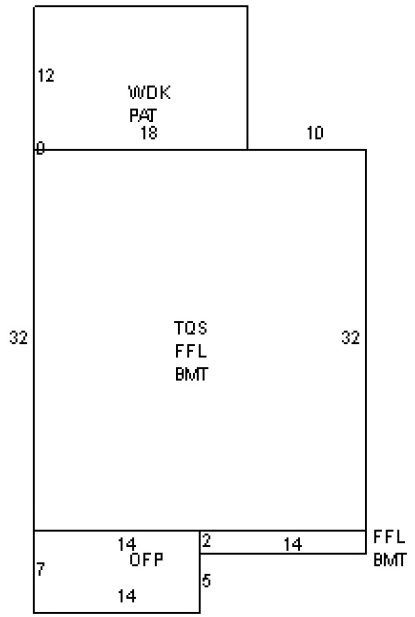
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	135.94
Special Features:	0	Val/Su Net:	83.02
Final Total:	253200	Val/Su SzAd	158.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	58.010	53,604
FFL	First Floor	924	135.940	125,610
TQS	3/4 Story	672	135.940	91,353
PAT	Patio	216	3.950	852
WDK	Deck	216	10.520	2,273
OFP	Open Porch	98	33.000	3,234
	Net Sketched Area:	3,050	Total:	276,926
Size Ad	1596	Gross Are	3274	FinArea 2197

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	